

172.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

795,800 / 795,800

USE VALUE:

795,800 / 795,800

ASSESSED:

795,800 / 795,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		TANAGER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BASKIN KARA C &	
Owner 2: LAPSERITIS BRIAN J	
Owner 3:	

Street 1: 69 TANGER STREET
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: BURKE JEFFREY A -
Owner 2: BRISTOL KIMBERLY C -
Street 1: 69 TANGER STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,069 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4069		Sq. Ft.	Site		0	70.	1.33	6									379,451						379,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4069.000	416,300		379,500	795,800	
Total Card	0.093	416,300		379,500	795,800	Entered Lot Size
Total Parcel	0.093	416,300		379,500	795,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	414.91	/Parcel: 414.9	Land Unit Type:

05/10/17 !13345!

PRINT Date Time
12/11/20 03:19:14
LAST REV Date Time
06/22/17 15:36:57
danam

Prior Id # 1: 114272
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,400	0	4,069.	379,400	795,800	795,800	Year End Roll	12/18/2019
2019	101	FV	312,200	0	4,069.	374,000	686,200	686,200	Year End Roll	1/3/2019
2018	101	FV	312,200	0	4,069.	287,300	599,500	599,500	Year End Roll	12/20/2017
2017	101	FV	299,300	0	4,069.	271,000	570,300	570,300	Year End Roll	1/3/2017
2016	101	FV	299,300	0	4,069.	249,400	548,700	548,700	Year End	1/4/2016
2015	101	FV	282,900	0	4,069.	233,100	516,000	516,000	Year End Roll	12/11/2014
2014	101	FV	236,300	0	4,069.	214,700	451,000	451,000	Year End Roll	12/16/2013
2013	101	FV	236,300	0	4,069.	214,700	451,000	451,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE JEFFREY A	63708-322		6/4/2014		580,000	No	No		
THOMPSON JEFFRE	54059-461		12/28/2009		492,500	No	No		
	28443-27		4/14/1998		220,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	661	Redo Bas	36,524					Finish Basement
6/12/2000	501	Wood Dec	3,000	O				10X21 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	Meas/Inspect	DGM	D Mann
5/10/2017	Permit Visit	DGM	D Mann
10/28/2008	Meas/Inspect	163	PATRIOT
2/3/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style				Full Bath: 1	Rating: Good			OF=BMT SINK.														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																	
Prime Wall: 3 - Aluminum				A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 1	Rating: Fair																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1														
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl: 1	Rating: Good			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2														
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:		Alt %:		Total Units:				Lower														
Jurisdct: G18		Fact: .		Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1										
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	Interior:	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:				Additions:														
Sec Int Wall:		%		Economic:				Kitchen:	1	7	3											
Partition: T - Typical				Special:				Baths:														
Prim Floors: 3 - Hardwood				Override:				Plumbing:														
Sec Floors:		%		Total: 10.8 %				Electric:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Heating:														
Subfloor:				Basic \$ / SQ: 130.00		General:																
Bsmnt Gar:				Size Adj.: 1.34444439																		
Electric: 3 - Typical				Const Adj.: 0.98990101																		
Insulation: 2 - Typical				Adj \$ / SQ: 173.013																		
Int vs Ext: S				Other Features: 89050																		
Heat Fuel: 2 - Gas				Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 466745																		
% Com Wall:		% Sprinkled:		Depreciation: 50408																		
				Depreciated Total: 416337																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 172.0-0006-0015.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:																	
					Total Special Features:																	
					Total:																	